

Affordable Housing and Sustainable Communities Program: 2014-15 Lessons Learned Workshops

July 14, 2015

Sacramento, CA

July 20, 2015

Los Angeles, CA

Format for Today's Workshop

- Brief Staff Presentation on 2014-15 Results and Framing of Key Policy Issues
- Public Comment on Key Policy Issues and Other Issue Areas
- Council Discussion and Direction to Staff

Reminders

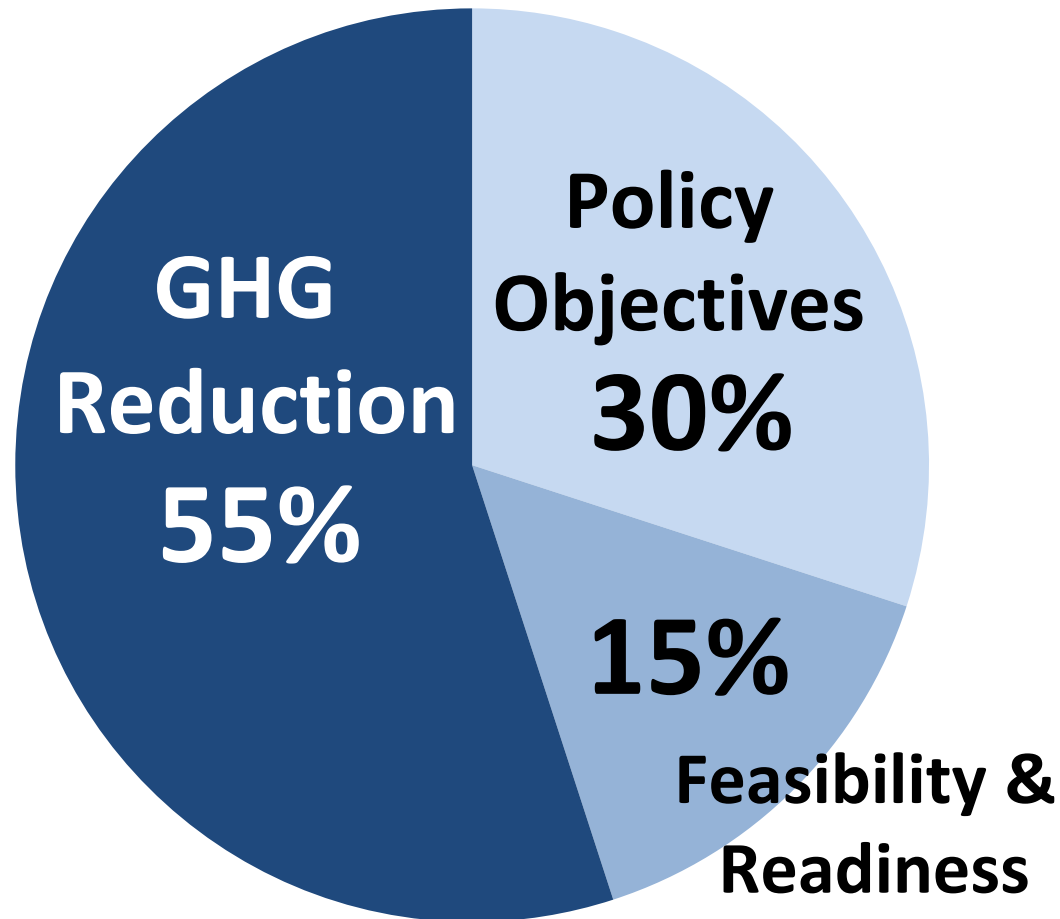
- To comment, fill out a card and give to designated staff
- If part of a coalition with similar comments, please group them together
- Depending on volume of comments, please be prepared to keep your comments brief to allow for others to comment
- Focus on larger policy issues; more workshops on guidelines in the fall
- Written public comment can be submitted to ahsc@sgc.ca.gov until July 31 to inform the first revision of guidelines

Thank you for your participation!

Vision of the AHSC Program

To fund projects that result in the reduction of greenhouse gas emissions and vehicle miles travelled (VMT) and increase accessibility of housing, employment centers and key destinations through low-carbon transportation options such as walking, biking and transit.

Application Scoring Criteria



2014-15 Statistics

**723,286 METRIC TONS IN AVOIDED GHG EMISSIONS =
TAKING 140,000 CARS OFF THE ROAD FOR ONE YEAR**

2,003 new
affordable units
near transit

28 projects

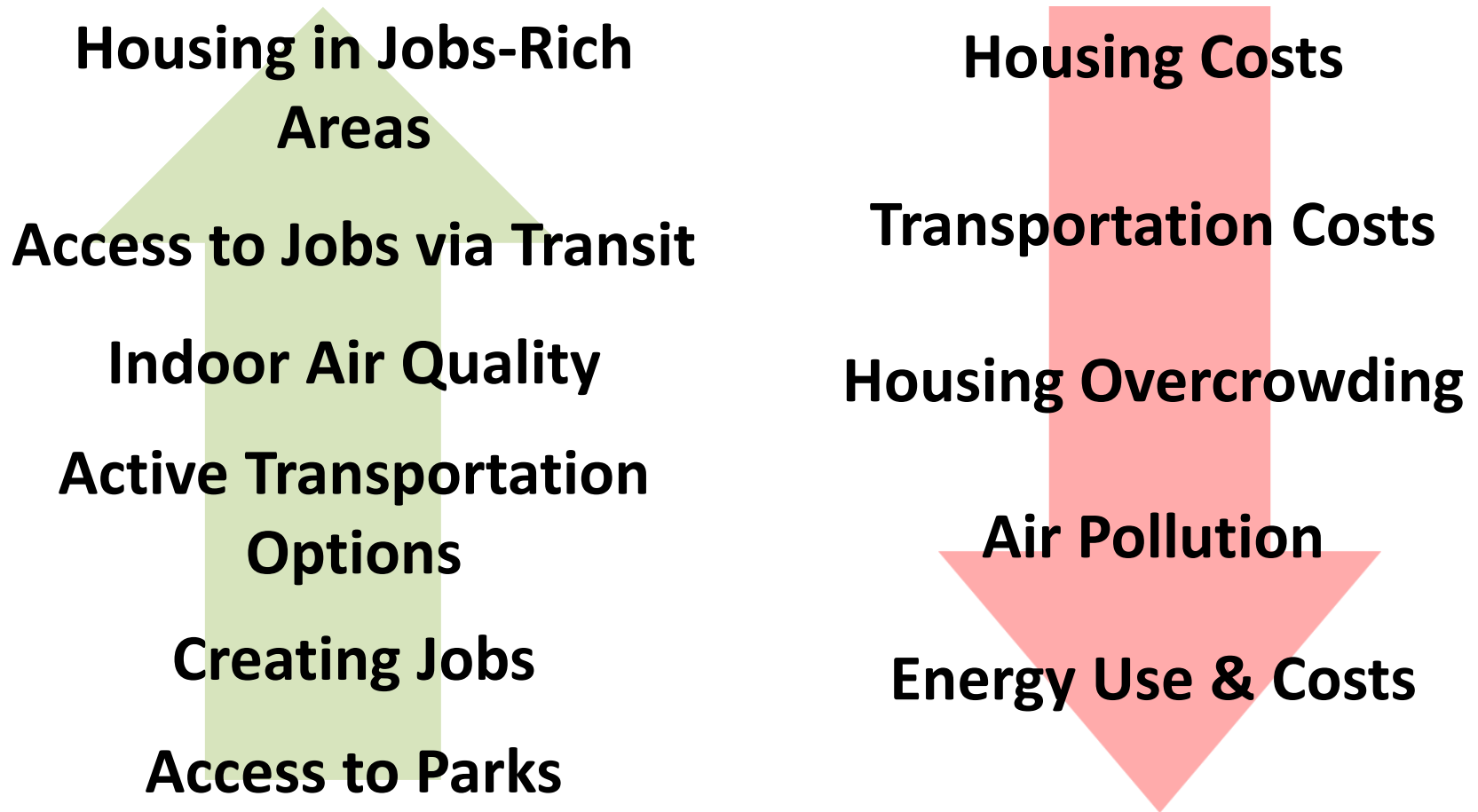
19 counties

21 cities

\$92 million to
benefit
Disadvantaged
Communities

\$32 million for transit,
walking & biking

Common Project Co-Benefits



Areas of Interest

- 1) Housing & Transportation Collaboration including Transit
- 2) Process
- 3) Technical Assistance
- 4) GHG Quantification Methodology
- 5) Geographic Distribution

Housing & Transportation Collaboration Strategies

- Housing required for Transit-Oriented Development (TOD) projects
- Projects must implement Metropolitan Planning Organization's (MPOs) Sustainable Communities Strategies (SCSs)

Housing & Transportation

Did the program successfully encourage collaboration between the housing, active transportation, and transit sectors?

Process Strategies

- Two-part process: Concept and Full Application
(All Threshold Requirements + Leverage =
Invited up to 200% of funding)
- Multi-Discipline and Multi-Agency Review of
Housing, Transportation, SCS, GHG and Policy
Elements

2014-15 Results

- 147 Concept Applications submitted from 85 jurisdictions
- 105 projects met threshold requirements
- 56 projects invited to Full Application from 35 jurisdictions
- 28 projects awarded to 21 jurisdictions

Process

Did this process adequately support attainment of the objectives of the program?

Technical Assistance Strategies

- Staff-led Workshops and Individual Meetings
 - February 2015: Public workshops in San Diego, San Bernardino, Los Angeles, Bakersfield, Stockton and Oakland; individual consultations with more than 100 potential applicants
 - March 2015: Individual meetings offered to all invited applicants
- HCD, ARB and FFAST staff available to answer questions on concept and application submittal

Technical Assistance

- Was the technical assistance at various phases sufficient?
- What areas of technical assistance should be prioritized for Year Two?

GHG Quantification Methodology (QM) Strategies

- SGC developed the AHSC Program to achieve GHG emission reductions through VMT reduction.
- VMT reduction estimation tools were required and needed to be research-based, user-friendly, accessible, and consistent across California

Potential Impact of Strategies

Project Components	% VMT Reductions Possible Relative to an Initial Case
Affordable Housing ^a	Urban: up to 75% Urban Center: up to 40% Suburban Center: up to 20% Low Density Suburban (Rural): up to 15%
New Bus Service ^b	60-85%
New Vanpool/Shuttles ^b	50-70%
Bicycle Paths or Lanes ^b	1-4%
Pedestrian ^{a,b}	1-3%

a CalEEMod estimates

b TAC method estimates

Quantification Methods Summary

- GHG estimation was reviewed by the Air Resources Board and revised where appropriate
- Less than 10% of applications had an error resulting in a change of GHG score

GHG Quantification Methodology

- Does the GHG QM achieve the objectives of quantifying emissions from projects?
- Did the GHG score weighting (55%) compared with the other scoring criteria achieve the objectives of the program?

Geographic Distribution Strategies

- Flexibility in guidelines to meet multiple objectives
- Jurisdiction and Developer Caps
- TOD and ICP Project Types

Rural Projects

Submitted Concepts: \$59,380,374 for 15 projects

Buellton	Mecca (2)	Mojave
Huron	Reedley	Traver
Lamont	Sonoma	Truckee
Lindsay	Goshen	Lake Isabella
Mead Valley	San Joaquin, Imperial and Salinas Valleys (Vanpool)	

Invited: \$21,972,156 for 4 projects

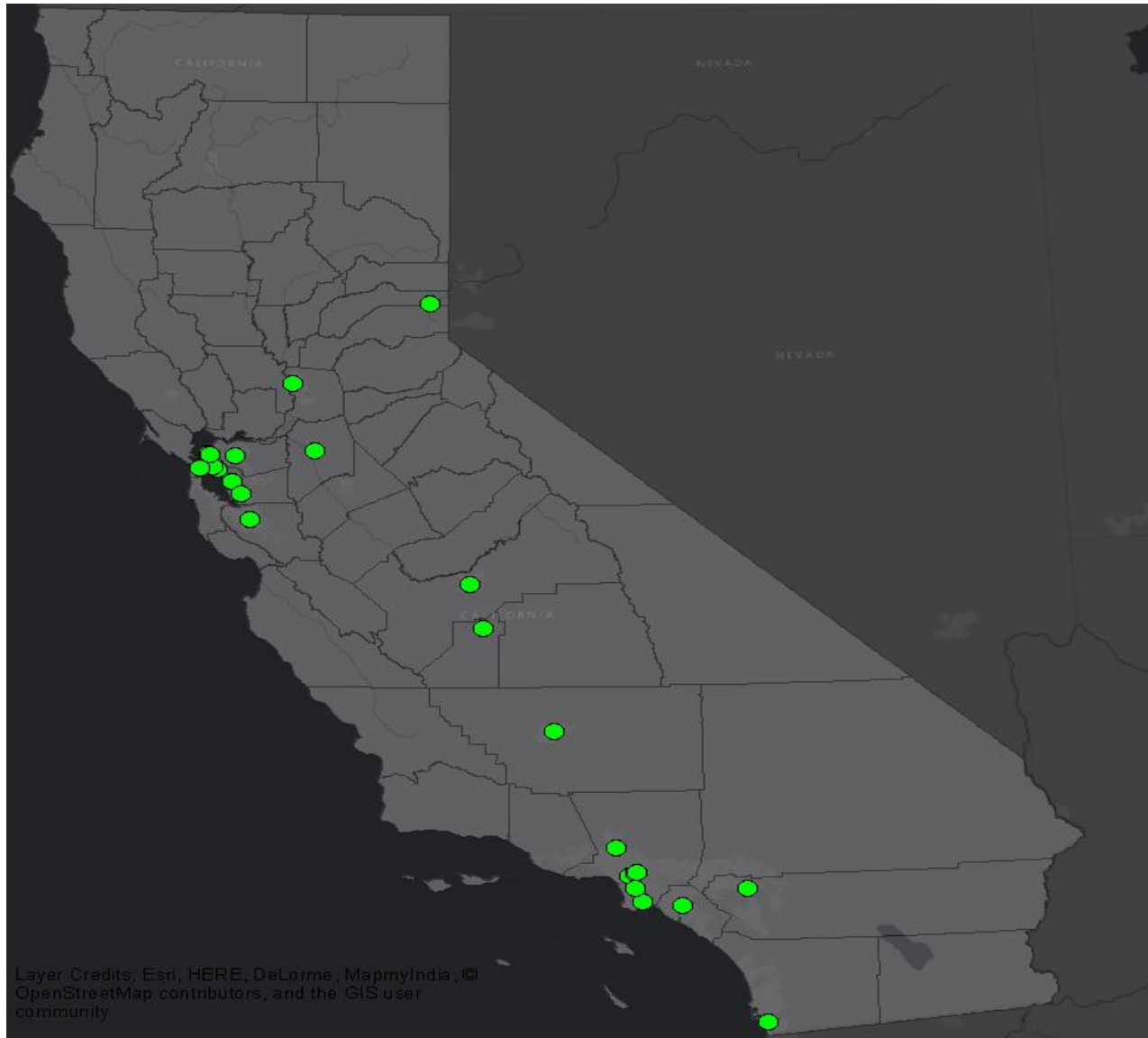
Buellton	Truckee	Lindsay	Vanpool
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Funded: \$11 million for 2 projects

**Vanpool Expansion Project
(\$3 m)**

**Truckee Railyard Downtown
Corridor Improvements (\$8 m)**

Map of 2014-15 Awards



Geographic Distribution:

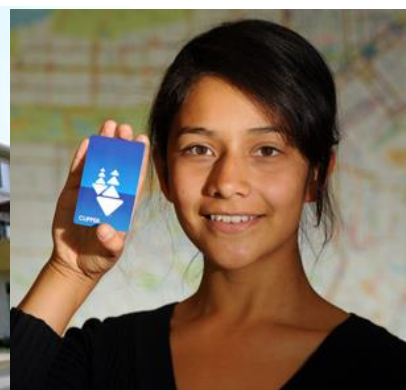
Did the program fund a diverse range of projects and place types?

Lessons Learned: An Applicant Perspective – Camino 23

Advancing AHSC Program Goals Providing Technical Assistance To/Through and Working With Local Agencies

July 14, 2015

Heather Hood, Enterprise and Eve Stewart, Satellite Affordable Housing Associates



Working with Public Agencies on AHSC

Pipeline Evaluations and Preparations

1

- Guideline Clarification
- Host Informational Convenings

2

- Capacity Assessments
- Partnership Facilitation

3

- Comprehensive App Assistance
- Process Management

4

- Debrief
- Future Pipeline Preparations



Michele Byrd
Housing Oakland

Heather Hood
Enterprise

Megan Kirkeby
CHPC



Shawna Sharp
City Admin Office

Orissa Stewart-Rose
Enterprise



Gretchen Heckman
SAHA



Bruce Williams
City Public Works

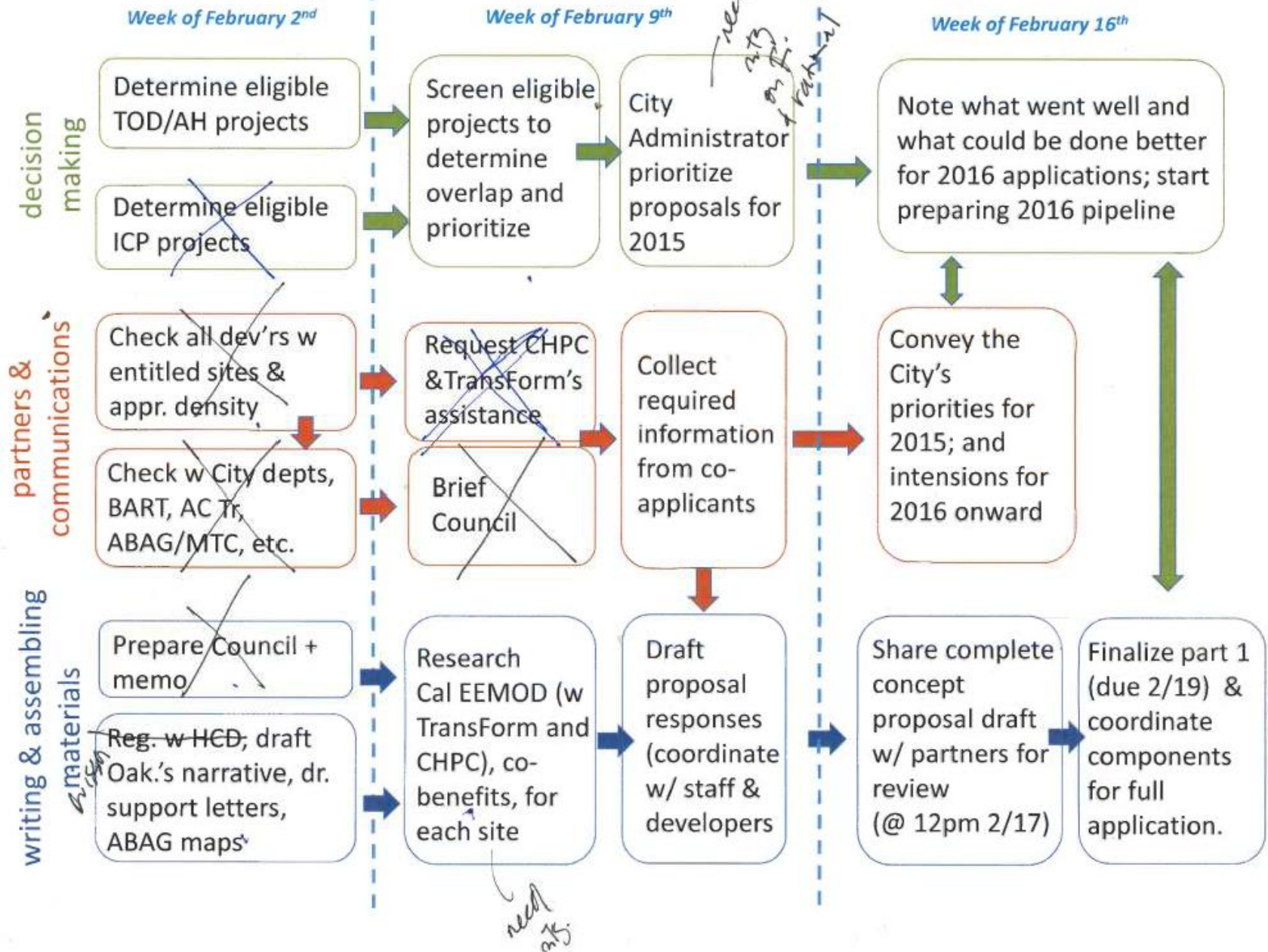
Abby Thorne-Lyman
BART

Jennifer West
TransForm

Mark Shorett
ABAG



DRAFT Process for Oakland's 2015 AHSC Application (2/3/15)



What It Takes

Affordable

Part	Description	Responsible	
Part D	Budget - AHD + HRI Workbook	Lead Applicant	
	Budget - AHD	Lead Applicant	
	Budget - HRI	Transform Information	
	Impact Fees	TAC Information	
	Tax Credit Form	Lead Applicant	
	Market Study	Lead Applicant	
	Operating Budget	PW or I	
	Unit Mix	Lead Applicant	
	15-Year Pro Forma	Lead Applicant	
	Cost Caps	Lead Applicant	
Part E	Budget - TRI Workbook	Lead Applicant	
	TRI Cap Proj #1 Over	Lead Applicant	
	TRI Cap Proj #1 Cost	Lead Applicant	
	TRI Cap Proj #2 Over	PW	
	TRI Cap Proj #2 Cost	Lead Applicant	
	Part F	Budget - Planning	Lead Applicant
		Planning Request	Lead Applicant
		Task A	Lead Applicant
		Task B	Lead Applicant
		Task C	Lead Applicant
Task D		Lead Applicant	
Part G		Budget - Program F	Lead Applicant
		Task A	Lead Applicant
		Task B	Lead Applicant
		Task C	Lead Applicant
	Part C	Scoring Workbook	Lead Applicant
		Criteria Applicability	Lead Applicant
		Self Score	Transform Information
		GHG Quantifications Checklist	TAC Information
		Past Performance (AHD)	Lead Applicant
		Past Performance (HRI)	Lead Applicant
Past Performance (TRI)		PW or I	
Commitment Letters - CON		Lead Applicant	
Readiness (AHD, HRI)		Lead Applicant	
Readiness (TRI)		PW	
Readiness (PGM)	Lead Applicant		
Cap Proj Leverage	Lead Applicant		
Commitment Letters - PERM	Lead Applicant		
Imp Planning Efforts	Lead Applicant		
OE A	Lead Applicant		
OE A Instructions	Lead Applicant		
Walkable Corridors	Lead Applicant		
Bicycling: Part A	Lead Applicant		
Bicycling: Part B	Lead Applicant		
Affordability	Lead Applicant		
Co-Benefits	Lead Applicant		
Anti-Displacement	Lead Applicant		
Community Engagement	Lead Applicant		
Key Destinations	Lead Applicant		
Tie Breaker	Lead Applicant		

Oakland AHSC Application Content Responsibilities

Part	Description	Responsible Party	Notes/ Reference	Required Attachments to upload (when applicable)
Part A	Project Overview Workbook	Responsible Party	NOTES	Required Attachments to upload (when applicable)
	Applicant Info	Lead Applicant		
	Project Narrative - Pt1	Lead Applicant		
	Project Narrative - Pt2	Joint applicant (Pw or BART)		
	Funds Request Worksheet	Lead Applicant		Loan Limits
	Resolution	City of Oakland or BART		
	Legal Status	Lead Applicant	perhaps co-applicants too	Legal Status
	Certification	Lead Applicant + PW + BART		
	Org Docs	simply prompt to upload docs		Org Docs #
	Payee Data Record	Lead Applicant		Payee Data Record
Part B	Threshold Workbook	Responsible Party	NOTES	Required Attachments to upload (when applicable)
	Threshold	Lead Applicant	106	
	Project Area Map	ABAG will provide	102(a)	Project Area Map
	Transit	Map from ABAG; transit info from PW or BART	102(c) and (d)	Transit Map
	SCS Implementation	ABAG will provide	106(a)(2)	SCS Implementation Plan Excerpt
	State Planning Priorities	ABAG will provide	106(a)(3) - and see link	
				Provide documentation substantiating that the requirements of Section 103(a)(1)(A)-(C) have been met, as well as a list of Enforceable Funding Commitments, Affordable Housing Development Budget, Operating Budget, 15-Year Pro Forma, and Rental Unit Mix.
	Non-AHSC Housing	Lead Applicant	102(c)(2)	
	TRI Project	PW or BART	102(c)(3)	
	Net Density	Lead Applicant	103(a)(1)(A)(iv)	Net Density Map
	Environmental Verification	Lead Applicant + PW or BART	106(a)(4)	Authority to Use Grant Funds
			106(a)(5) - everyone must sign the signature block and send in original with wet signature	
	Entitlements	Lead Applicant + PW or BART	106(a)(8)	
	Legal Action Disclosure	Lead Applicant + PW or BART		
	Site Control	Lead Applicant + PW or BART	106(a)(7) - some of this info was in the concept app	Site Control Documentation #
	Milestones	Lead Applicant + PW or BART	106(a)(10) - some of this info was in the concept app	
	Climate Adaptation	City of Oakland will provide	106(a)(12)	
	Replacement Housing Units	Lead Applicant	106(a)(14),(15)	
			106(a)(9) - everyone must write one compelling paragraph for this section	
	No Supplantation	Lead Applicant + PW or BART		
		106(a)(13) - Maryann will provide boilerplate language explaining that all projects are occurring on infill sites		
No Ag Land Loss	City of Oakland will provide			
			Project Area Map, Distance Certification Letter, Transit Verification	
AHD Eligibility	ABAG will provide	103(a)(1)(A)(i)-(iv)		



Applicant Perspective

Highlights

- *Technical Assistance*
 - *AHSC Workshop + 1-on-1*
 - *Enterprise Coordination/Facilitation*
- *Inter-Agency Collaboration*
 - *City Public Works*
 - *Transit Agency*

Applicant Perspective

Challenges

- *Scoring Uncertainty*
 - *GHG calc*
 - *How to plan for future projects?*
- *Out of Our Comfort Zone (!)*
 - *New partners, new “language”*

Suggestions for Achieving More Impact

- **Provide credit for expansive TRIs**
- **Streamline GHG calculation tool –provide one that is useful for gauging which projects to advance**
- **Improve scoring methods so district and corridor projects are incentivized (GHG divided by total request currently incentivizes smaller projects, which in turn are not typically as impactful to residents or the environment)**

Nourish and Stretch the Field

KEEP IT UP!

- **Statewide workshops were helpful**
- **1:1 in person consults were very helpful**
- **Presence at conferences by the State AHSC Team was helpful**
- **Could there be videos?**

EXPAND THE REACH!

- **Tailor the trainings for transit and public works agencies**
- **Craft a messaging strategy for City Councilmembers and other City leaders**
- **Highlight the meaning of the program and accumulated success for GHGs and co-benefits**

Estimated “Next Steps” Timeline

JULY 14, 2015	Sacramento Council Workshop: Lessons Learned
JULY 20, 2015	Los Angeles Council Workshop: Lessons Learned
AUGUST 2015	Revise Guidelines
FALL 2015	Release Draft Revised Guidelines and hold 3-4 Regional Workshops on Guidelines
WINTER 2015	Revise Guidelines and hold Council Meeting to vote on approval of Guidelines

Public Comment followed by Council Discussion

Written public comments can be submitted to
ahsc@sgc.ca.gov no later than July 31, 2015